

Matter No. 6C

Land at Fulbourn Road East

Representor: David Cottee

for Fulbourn Forum for community action

Personal Ref: 4296

The proposal to provide employment development on the land fronting the Fulbourn Road to the east of the Peterhouse Technology Park is unsound as it fails three of the primary soundness criteria, being:

1. not justified
2. not effective and
3. not consistent with national policy

It is **not justified** as there is no evidence of an overall shortage of land for employment use in South Cambs which could be made available, land that does not have the restrictions as outlined below. The argument that the development is necessary to provide expansion for ARM is not relevant as we understand that the company's requirements can be met by development on the adjacent Cambridge City site of GB4, a smaller area but adequate for ARM's needs.

It is **not effective** as the Wright's Clock Fund Charity (a local Fulbourn village charity), the owner of a significant part of the site (a part that directly adjoins the Technology Park), has made it clear to South Cambridgeshire District Council that it does not wish to sell the land for development. The site was originally put forward in the 'Call for Sites' by the then-agent for the charity but without the charity's express permission. The Trustees wrote to South Cambs on 29 July 2013, requesting that the land be removed from the Local Plan (a copy of this letter is attached as Appendix 1). Although eight months elapsed before the submission of the Plan to the Secretary of State, the authority did not see fit to amend or withdraw this site.

It is **not consistent with national policy** (NPPF) as it fails several of the five purposes of including land in the Green Belt. This effectively 'ribbon development' of commercial premises on rising ground runs contrary to the purpose of putting a check on the unrestricted sprawl of large built-up areas, which would safeguard the countryside from unnecessary encroachment. Furthermore, this development would link up with the recent and future proposed development on the Fulbourn Hospital site opposite, further compromising the green space separation between Cambridge and Fulbourn, already affected by the past developments of Tesco and Capital Park. The NPPF clearly states that one purpose of the Green Belt is to prevent neighbouring towns and villages merging with one another.

The visual encroachment into the countryside would be significant, not only when viewed from Fulbourn Road and Yarrow Road, but particularly from the high ground of Shelford Road, Fulbourn – the roofs of the existing Technology

Park are already very visible, contrary to the statement in the South Cambs proposed Local Plan (paragraph 8.16 – “*The Technology Park.....cannot be seen from higher ground to the south.*”) This error has been notified to South Cambs in two previous representations but to no effect. Subsequently, the requirement of paragraph 2 of Policy E/2 for the developed site to “*effectively mitigate impact on the wider Cambridge Green Belt*” cannot be achieved, either by excavation and profiling or by landscaped buffers. These views down towards Cambridge are of great importance and from where the distinctive, contained urban edge can readily be appreciated.

How can the Plan be made sound? Given the evidence above it is clear that soundness can only be achieved by the complete removal of Policy E/2, and the revision of Policy S/4, returning the site to undeveloped Green Belt status in Policies Map Inset No.36, Map 1 of 5. Even without the important Green Belt issues, the policy is not sound as it is not deliverable due to the non-availability of a significant part of the land in question.

David Cottee
For Fulbourn Forum for community action
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